

ENVIRONMENTAL REVIEW COMMITTEE REPORT AND ADMINISTRATIVE SITE DEVELOPMENT PLAN REPORT & DECISION

ERC MEETING DATE: March 1, 2010

Project Name: AutoZone

Owner: Brian O'Farrell; O'Farrell Properties LLC; PO Box 7603; Covington, WA 98042

Applicant/Contact: Travest Story; Petra Engineering, LLC; 2602 N Proctor – Ste. 205; Tacoma, WA 98407

File Number: LUA10-004, ECF, SA-A

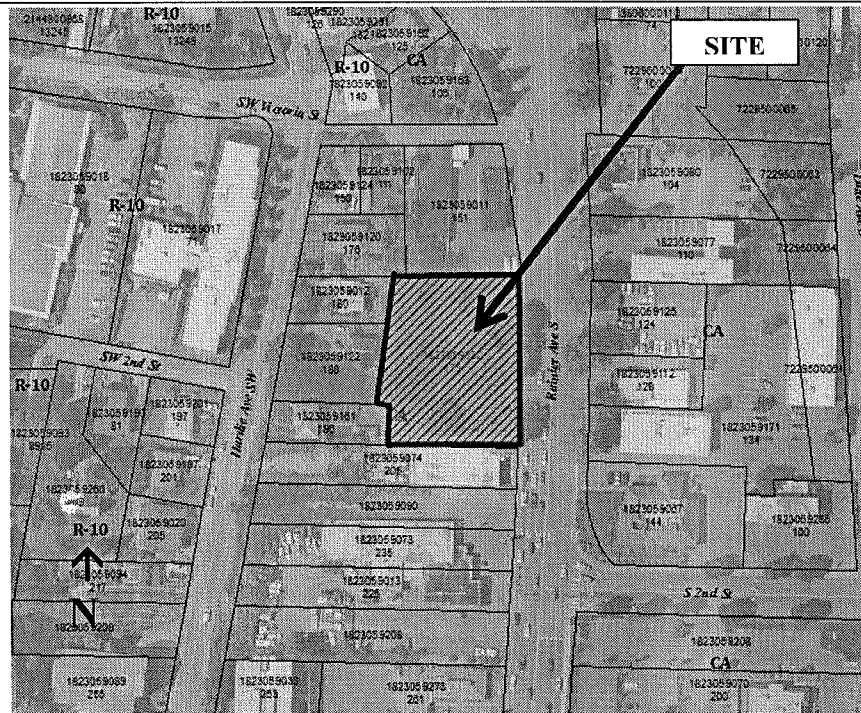
Project Manager: Rocale Timmons, Associate Planner

Project Summary: The applicant is proposing Administrative Site Plan and Environmental (SEPA) Review for the construction of a one-story retail building for AutoZone; approximately 7,300 square feet in size. The project site consists of a 24,510 square foot CA zoned parcel. There is an existing drive-thru espresso stand proposed for removal. Surface parking, in the amount of 27 spaces, would be provided just south and west of the proposed structure. Access to the site is proposed via two existing curb cuts along Rainier Ave S of which one is within a proposed ingress/egress easement on the neighboring property to the north; Watson Security. There are no critical areas located on site.

Project Location: 175 Rainier Ave S

Site Area: 24,510 SF (0.56 ac) **Proposed New Bldg. Area (gross):** 7,300 SF

STAFF RECOMMENDATION: Staff Recommends that the Environmental Review Committee issue a Determination of Non-Significance - Mitigated (DNS-M).



Project Location Map

PART ONE: PROJECT DESCRIPTION / GENERAL INFORMATION

A. Exhibits

- Exhibit 1: Project file ("yellow file") containing the application, reports, staff comments, and other material pertinent to the review of the project.
- Exhibit 2: Zoning and Neighborhood Detail Map
- Exhibit 3: Site Plan
- Exhibit 4: Landscape Plan
- Exhibit 5: Elevations
- Exhibit 6: Aerial Photo of Project Site
- Exhibit 7: Letter from Department of Archaeology and Historic Preservation

B. General Information

- 1. **Owner(s) of Record:** Brian O'Farrell
O'Farrell Properties LLC
PO Box 7603
Covington, WA 98042
- 2. **Zoning Designation:** Commercial Arterial (CA)
- 3. **Comprehensive Plan Land Use Designation:** Commercial Corridor (CC)
- 4. **Existing Site Use:** Drive-thru espresso Stand
- 5. **Neighborhood Characteristics:**
 - North: Watson Security Retail Store (CA Zone)
 - East: Harold's Auto Rebuild, Veterinary Hospital and Retail Bldg (CA Zone)
 - South: A-1 Clutch Brake & Transmission Service Garage –(CA Zone)
 - West: Single Family Residential (CA Zone)
- 6. **Access:** Via two existing curb cuts along along Rainier Ave S.
- 7. **Site Area:** 24,510 SF (0.56 ac)

C. Historical/Background

<u>Action</u>	<u>Description</u>	<u>Land Use File No.</u>	<u>Ordinance No.</u>	<u>Date</u>
Comprehensive Plan	N/A	N/A	4924	12/5/2001
Zoning	N/A	N/A	5099	11/1/2004
Annexation	N/A	N/A	1320	7/6/1948
ECF	Gas Station Decommission	LUA02-137	N/A	12/6/2002

D. Project Narrative

The proposed project, an AutoZone retail building, would be sited on a vacant commercial parcel that fronts onto Rainier Ave S just south of SW Victoria St. The property is zoned Commercial Arterial (CA) and within the Commercial Corridor (CC) land use designation. The site is currently used by a drive-thru espresso stand that is proposed for removal. The proposed project area is predominately gravel surfaced with areas of existing concrete for circulation surrounding the espresso stand, curb and sidewalks along Rainier Ave S.

The proposed one story building would abut Rainier Ave S on the northeast portion of the parcel. The structure would be located at the existing grade; therefore no significant grade changes would be required. Some excavation of existing soil would be necessary at the building location. The volume of the cut would be approximately 500 cubic yards and would be balanced onsite.

A total of 27, including 2 accessible, parking spaces are proposed on site within surface parking areas located along the south and west sides of the building. The amount of impervious area would be increased by the proposal from 12,820 square feet to 21,310 square feet. New landscaping is proposed around the perimeter of the site and within the surface parking lots.

Access would be gained from two existing curb cuts along Rainier Ave S; north and south of the structure. A pedestrian walkway is provided around all sides of the building and connects the entrance of the proposed structure to the existing public sidewalk on Rainier Ave S.

The proposed building would be approximately 7,300 gross square feet in area and is proposed to front Rainier Ave S. The height to the top of the roof would be 21 feet and 0 inches in height at the tallest point and the exterior will be comprised mostly of stucco, brick, glass and metal materials.

Proposed trash and recycling containers would be within screened enclosures located on the southwest portion of the site. The proposed landscape plan includes an 8 foot landscape strip along Rainier Ave S and landscaping within surface parking areas.

There are three trees located along the frontage which are proposed for retention. There are no known critical areas on or near the site. Staff received comments from the Department of Archaeology and Historic Preservation; regarding the potential for an archeological site in the area (Exhibit 7).

E. Public Services

1. Utilities

- a. Water: There is an existing 6-inch cast iron water main within the frontage of the property which is connected to a 12-inch main on the east side of Rainier Ave S.
- b. Sewer: There is an 8-inch side sewer connection to the existing building.
- c. Surface/Storm Water: There are existing drainage and conveyance systems adjacent to the site.

2. Streets: Improvements are installed along the frontage of the site.

3. Fire Protection: City of Renton Fire Department

PART TWO: ENVIRONMENTAL REVIEW

In compliance with RCW 43.21C.240, the following environmental (SEPA) review addresses only those project impacts that are not adequately addressed under existing development standards and environmental regulations.

F. Environmental Threshold Determination

Based on analysis of probable impacts from the proposal, staff recommends that the Responsible Officials:

Issue a DNS-M with a 14-day Appeal Period.

G. Mitigation Measures

1. The applicant shall be required to provide Temporary Erosion and Sediment Control Plan (TESCP) designed pursuant to the Department of Ecology's Erosion and Sediment Control Requirements outlined in Volume II of the most recent Department of Ecology Stormwater Management Manual.

This condition shall be subject to the review and approval of the Development Services Division prior to the issuance of construction permits.

2. A survey shall be submitted that conforms to the requirements and standards of the Washington State Office of Archaeology and Historic Preservation and must be conducted under the on-site supervision of a state-approved archaeologist prior to construction permit approval.
3. The applicant shall pay a Traffic Mitigation Fee, prior to issuance of the building permit. The fee, at \$75.00 per each new weekday trip, has been estimated to be \$31,184.25.
4. The applicant shall pay a Fire Mitigation Fee, prior to issuance of the building permit. The fee, at \$0.52 per net square foot of new building area, has been estimated to be \$10,850.00.

H. Environmental Impacts

The Proposal was circulated and reviewed by various City Departments and Divisions to determine whether the applicant has adequately identified and addressed environmental impacts anticipated to occur in conjunction with the proposed development. Staff reviewers have identified that the proposal is likely to have the following probable impacts:

1. Earth

Impacts: The site is nearly level with slopes of 1 percent or less with the steepest slope at 5 percent on the northwestern portion of the site. The geotechnical report provided with the application for Site Plan Review classified the soils on the site as sandstone. No evidence of instability was included within the report. The applicant proposes to excavate approximately 500 cubic yards which would be balanced on site. Following development impervious surface coverage will be approximately 90%.

Mitigation Measures: No mitigation recommended.

Nexus: Not applicable.

2. Water

a. Storm Water

Impacts: The applicant submitted a "Technical Information Report," by Petra Engineering, LLC. (Dated December 30, 2009), as part of the application materials. The proposed project would result in removal of a 320 square-foot drive-thru espresso stand and the construction of the new 7,300 square foot AutoZone building. Surface parking stalls, walkways, and new landscaped areas are also proposed. According to the Drainage Report, there would be an increase of 8,510 square feet of impervious area.

A preliminary storm drainage plan, per 2005 KCSWDM has been submitted with the application and is acceptable as a preliminary design. The applicant is proposing a storm system that would connect to the existing City storm system directly in front of the entrance into the site. Flow within the City system drains to the south through 8-inch pipes. At the intersection of Rainier Ave S and S 2nd Street the system heads east where the pipes increase to 18-inches in diameter. Water quality treatment would be accomplished by way of a stormfilter system.

Also due to the potential for erosion to occur from the subject site staff recommends that a temporary erosion control plan be submitted that complies with the Department of Ecology's Erosion and Sediment Control Requirements as outlined in Volume II of the most recent edition of the Stormwater Management Manual. The plan must be approved by the Development Services Division prior to issuance of the construction permit.

Mitigation Measures: The applicant shall be required to provide Temporary Erosion and Sediment Control Plan (TESCP) designed pursuant to the Department of Ecology's Erosion and Sediment Control Requirements outlined in Volume II of the most recent Department of Ecology Stormwater

Management Manual. This condition shall be subject to the review and approval of the Development Services Division prior to the issuance of construction permits.

Nexus: SEPA Environmental Regulations, Department of Ecology Stormwater Management Manual.

3. Historic and Cultural Preservation

Impacts: Staff received comments from the Department of Archaeology and Historic Preservation; regarding the potential for an archeological site in the area (Exhibit 7). It is possible that archaeological artifacts or a historic site could be encountered during project construction. This is due to the site's proximity to former archaeological discoveries. Please be aware that archaeological sites are protected from knowing disturbance on both public and private lands in Washington States. Staff recommends, as a mitigation measure, that a survey be submitted that conforms to the requirements and standards of the Washington State Office of Archaeology and Historic Preservation and must be conducted under the on-site supervision of a state-approved archaeologist prior to construction permit approval.

Mitigation Measures: A survey shall be submitted to the Current Planning Project Manager that conforms to the requirements and standards of the Washington State Office of Archaeology and Historic Preservation and must be conducted under the on-site supervision of a state-approved archaeologist prior to construction permit approval.

Nexus: SEPA Environmental Regulations

4. Transportation

Impacts: The project would be accessed, by means of existing curb cuts, from Rainier Ave S. The applicant is proposing to obtain an access easement, on the abutting property to the north. As a condition of Site Plan Review the applicant will be required to obtain the access easement on the abutting property to the north prior to building permit approval or revise the site plan with alternative circulation meeting the standards outlined in the Renton Municipal Code. Additional right-of-way may be needed for the Rainier Ave S planned improvements; but exact square footage and improvements will be negotiated separately. The design as submitted accommodates the worst case scenario.

The proposed project would impact the City's street system. Staff recommends as a mitigation measure a Traffic Mitigation Fee of \$75.00 per additional Average Daily Trip be assessed (ITE 8th Addition, (843) 61.91/1000 sq ft) with an 8% pass-by credit. The fee is calculated based on the final design square footage but as shown will be \$31,184.25 payable with the building permit.

Mitigation Measures: The applicant shall pay a Traffic Mitigation Fee, prior to issuance of the building permit. The fee, at \$75.00 per each new weekday trip, has been estimated to be \$31,184.25.

Nexus: Transportation Mitigation Fee Resolution 3100; Ordinance 4489; SEPA Environmental Regulations

5. Fire & Police

Impacts: The Fire Prevention Bureau and the Police Department have indicated they have the ability to provide service to the project provided required improvements are made and a Fire Impact Fee is assessed. The fee, at \$0.52 per net square foot of new building area, has been estimated to be \$3,796.00.

Mitigation Measures: The applicant shall pay a Fire Mitigation Fee, prior to issuance of the building permit. The fee, at \$0.52 per net square foot of new building area, has been estimated to be \$3,796.00.

Nexus: Fire Mitigation Fee Resolution 2895, SEPA Environmental Regulations

1. Comments of Reviewing Departments

The proposal has been circulated to City Department and Division Reviewers. Where applicable, their comments have been incorporated into the text of this report and/or "Advisory Notes to Applicant."

- ✓ Copies of all Review Comments are contained in the Official File and may be attached to this report.

PART THREE: ADMINISTRATIVE SITE DEVELOPMENT PLAN REVIEW

This decision on the administrative land use action is made concurrently with the environmental determination.

A. Staff Review Comments

Representatives from various City departments have reviewed the application materials to identify and address site plan issues from the proposed development. These comments are contained in the official file, and the appropriate recommendations have been incorporated into this report.

B. Consistency with Site Development Plan Review Criteria

The Site Development Plan Review Criteria set forth in Section 4-9-200 of the Renton Municipal Code forms the basis of the Site Plan Review, as follows:

1. Conformance with the Comprehensive Plan, its elements and policies

The Comprehensive Plan Land Use Map designation for the project property is Commercial Corridor. The purpose of CC is to evolve from "strip commercial" linear business districts to business areas characterized by enhanced site planning incorporating efficient parking lot design, coordinated access, amenities, and boulevard treatment. The proposal is consistent with the following Comprehensive Plan Land Use and Community Design Element policies as long as all conditions of approval are complied with:

Land Use Element

Objective LU-GGG: *Guide redevelopment of land in the Commercial Corridor designation with Commercial Arterial zoning, from the existing strip commercial forms into more concentrated forms, in which structures and parking evolve from the existing suburban form, to more efficient urban configurations with cohesive site planning.*

✓ **Policy Objective Met** ☐ **Not Met**

Policy LU-358: *Parking areas should be landscaped (including street trees, buffers, berms), especially along roadways, to reduce visual impacts.*

✓ **Policy Objective Met** ☐ **Not Met**

Policy LU-369: *Development should be designed to consider potential adverse impacts on adjacent, less intensive uses, e.g. lighting, landscaping, and setbacks should all be considered during design.*

✓ **Policy Objective Met** ☐ **Not Met**

Community Design Element

Policy CD-17: *Development should be designed (e.g. building orientation, setbacks, landscape areas and open space, parking, and outdoor activity areas) to result in a high quality development as a primary goal, rather than to maximize density as a first consideration.*

✓ **Policy Objective Met** ☐ **Not Met**

Policy CD-21: *Development should have buildings oriented toward the street or a common area rather than toward parking lots.*

✓ **Policy Objective Met** ☐ **Not Met**

2. Conformance with existing land use regulations

- a. Use: The subject site is zoned Commercial Arterial (CA). The purpose of the CA zone is to evolve from “strip commercial” linear business districts to business areas characterized by enhanced site planning, incorporating efficient parking lot design, coordinated access, amenities and boulevard treatment. The CA zone provides for a wide variety of indoor and outdoor retail sales and services. Retail Sales are a permitted use in the CA zone.
- b. Lot Coverage – The CA zoning designation allows a maximum building coverage of 65 percent of the site area. The proposed building footprint of 7,300 square feet on the 24,510 square foot commercial building pad results in a building lot coverage of 29.7 percent. The proposed structure complies with the development standard for lot coverage.
- c. Setbacks – The CA zoning designation would require a minimum front yard setback of 10 feet which may be reduced to zero feet during the site plan development review process and a maximum front yard setback of 15 feet. No other side or rear setbacks are required. The applicant has depicted lot lines that are not accurate and reflect a possible Lot Line Adjustment that is planned to be submitted as a separate application. Therefore, as a condition of approval, the applicant shall be required to record a Lot Line Adjustment reflecting the property’s lot lines as depicted on Exhibit 2 prior to building permit approval. As an alternative the applicant may submit a modification to the approved Site Plan which reflects the surveyed lot lines, at the time of building permit, as long as all development standards of the CA zone can be met.

The proposed building would be set back from the front property line approximately 8 feet at the closest point and modulates to a setback of 15 feet. A 45-foot rear yard setback, at the closest point, is proposed from the pending west property line and a 71-foot side yard setback is proposed from the pending south property line. The applicant is not proposing a side yard setback from the northern property line.

In the CA zone, the minimum front yard setback is 10 feet but may be reduced through the site plan review process provided no blank walls are located within the reduced setback. The applicant is proposing a reduced setback down to a minimum setback of 8 feet from the front property line for the center 60 feet of the 94-foot 8-inch eastern facade. The remainder of the façade is recessed 7 feet with a 15-foot setback from the front property line. The building elevations indicate various building materials would be used in order to add texture in addition to the proposed building modulation. If the conditions of approval are complied with the applicant will achieve visual interest along the façade facing the street. Therefore staff supports the proposed reduction in the front yard setback from 10 feet to 8 feet if all conditions of approval are met.

Landscaping – The CA zone requires a 10-foot landscape strip along the street frontage, except where reduced through the site plan development review process. The landscaping requirements apply to the subject site’s Rainier Ave S frontage. A conceptual landscape plan was submitted with the project application. The applicant is proposing to reduce the 10-foot landscape strip down to as little as 8 feet along the portions of the site that immediately abut the center 60-foot portion of the building. The applicant is requesting a modification in order to reduce the landscaping along the frontage of the site down to 8 feet. There is an additional 5 feet of right-of-way that would also be used for landscaping.

The landscape plan includes a planting plan; the proposed tree species largely consist of maple, crabapple, and cypress trees. Groundcover would consist of kinnickinnick, ryegrass and fescue. Very little to no shrubbery was proposed on site. Conditions of approval, within the Design Review table below, if complied with the landscaping will provide visual relief; define areas of pedestrian circulation; and add to the aesthetic enjoyment of the area. Therefore staff supports the proposed reduction in the landscaping from 10 feet to 8 feet if all conditions of approval are met.

Underground sprinkler systems are required to be installed and maintained for all landscaped areas. The sprinkler system shall provide full water coverage of the planted areas specified on the

plan. A detailed landscape plan and irrigation plan will need to be submitted at the time of building permit review.

- d. Height – The CA zone allows a maximum building height of 50 feet. The tallest point of the building would be the parapets extending above the flat roof on the east and west elevations, which would have a height of 21 feet and 0 inches.
- e. Refuse and Recyclable Deposit Areas – The City's refuse and recyclable standards for a retail development require a minimum of 5 square feet per every 1,000 square feet of building gross floor area for recyclable deposit areas and a minimum of 10 square feet per 1,000 square feet of building gross floor area for refuse deposit areas. Based on the proposed gross floor area of 7,300 square feet for the new building a minimum of 37 square feet of recyclable deposit areas would be required and a minimum of 73 square feet of refuse deposit areas would be required. The approximate location of the refuse and recyclable areas were shown on the submitted site plan, and would be located at the southwest corner of the site and screened from view of the surrounding properties. The applicant has proposed a 198 square foot area to be dedicated to refuse and recyclable. As proposed the refuse and recyclable area exceeds the minimum requirements.
- f. Parking/Circulation: The parking regulations require a specific number of off-street parking stalls be provided based on the amount of square footage dedicated to certain uses. The following ratios would be applicable to the site:

<u>Use</u>	<u>Net Square Footage of Use</u>	<u>Ratio</u>	<u>Required Spaces</u>
Retail Sales	6,700 SF	Min: 4 spaces / 1,000 SF Max: 5 spaces / 1,000 SF	Min: 27 Max: 34

Based on these use requirements, a minimum of 27 parking spaces would be required to meet code. The applicant proposed to provide a total of 27 spaces. The parking conforms to the minimum requirements for drive aisle and parking stall dimensions and the provision of ADA accessible parking stalls. Within the proposed surface parking lot, 15 square feet of landscaping per parking space would be required for parking lots with 15-50 parking stalls. Based on the proposal for 27 surface parking stalls, a minimum of 405 square feet of landscaping would be required within the surface parking areas. The submitted landscape analysis indicates that a total of 2,400 square feet of landscaping would be provided that would buffer the proposed parking area. As proposed the landscaping would exceed the minimum requirement.

3. Mitigation of impacts to surrounding properties and uses;

City staff does not anticipate any adverse impacts on surrounding properties and uses as long as the conditions of approval are complied with. All parcels immediately surrounding the subject property are zoned Commercial Arterial (CA). Surrounding uses include single family residential, retail and auto-oriented uses. The proposed retail use is anticipated to be compatible with existing and future surrounding uses as permitted in the CA zone.

The scale, height and bulk of the proposed building are appropriate for the site and are anticipated to be architecturally compatible with development in the project vicinity. The proposed building footprint of 7,300 square feet on the 24,510 square foot site results in a building lot coverage of 30 percent. The height to the top of the flat roof would be 21 feet and 0 inches.

While there would be an increase size from the existing structure, the scale of the proposed structure would be appropriate in relation to neighboring properties. The structure would closely resemble the scale of the abutting properties to the north, east and south. There are single family residential uses to the east, however there would be no change in scale from those properties as there is a substantial grade change buffering the use.

The scale and bulk of the building is reduced through the use of differing materials on the building facades. A 60-foot red aluminum storefront window system is proposed to be located at the center of the 95-foot wide eastern façade; which is setback from the front property line approximately 8 feet. The remainder of the eastern façade modulates back to 15 feet from the front property line. Decorative metal trellis work would be provided on the north and south elevations in order to enhance visual interest.

The exterior of the structure would be comprised mostly of a stucco system with a split-face CMU base façade for the lower 2/3 of the building; which grounds the structure. The stucco system and CMU base are separated by a differentiation of material; smoothface CMU block. The roof profile includes a flat roof with an extending parapet on the east and western facade. The massing along the eastern façade, specifically the 60-foot red aluminum storefront windows could be broken up to provide visual interest. Other design features and human scale elements could have also been incorporated into the design in order to enhance the aesthetic appeal. Conditions of approval, related to the design of the structure are included in the Design Review table below in order to encourage creativity in the building design and discourage standard architectural design associated with franchise development.

The site is accessed from two existing curb cuts of which one is located off-site and shared with the property abutting to the north. Surface parking areas, in the amount of 27 stalls, would be provided to the south and west of the structure. No parking would be provided in between the street and the building.

The proposed refuse and recycle area is located on the southwest corner of the site, and is proposed to be screened. However, elevations for the enclosure were not provided with the Site Plan application. A condition of approval requiring the applicant to provide elevations for the enclosure is recommended in the Design Review table below.

The applicant is also proposing to screen roof-top equipment from view with the parapets that extend above the roof on the east and west facades. See further discussion in the Design Review table below.

According to code, parking lot lighting fixtures are to be non-glare and mounted no more than 25 feet above the ground. This is to help minimize the impact onto abutting properties and on-site building.

4. Mitigation of impacts of the proposed site plan to the site;

The site currently contains a 320 square foot drive-thru coffee shop and associating parking and drive-aisles that are proposed for removal. The proposed 7,300 square foot footprint on the 24,510 square foot site results in a building lot coverage of 30 percent.

The site is nearly level with slopes of 1 percent or less with the steepest slope at 5 percent on the northwestern portion of the site. The applicant proposes to excavate approximately 500 cubic yards which would be balanced on site. Approximately 50% of the site is currently covered with impervious surfaces. The proposal increases that percentage to approximately 90%. Due to the size of the site and the need for parking and circulation, it is a challenge to limit the paved and/or impervious surfaces on the site.

There are three trees located along the frontage of the site that are proposed for retention. The applicant is proposing landscaping around the perimeter of the site and within the surface parking lot. The landscape plan includes a planting plan; the proposed tree species largely consist of maple, crabapple, and cypress trees. Groundcover would consist of kinrickinnick, ryegrass and fescue. Very little to no shrubbery was proposed on site. Additional landscaping elements are required to be included in the landscape plan in order to reinforce the architecture of the structure; please see conditions within the Design District Review table below. Please see additional discussion under Criteria 1, 7 and 8 and also within the Design Review table below.

5. Conservation of area-wide property values;

The proposed development is expected to conserve and possibly increase property values in the vicinity of the site. The development of the site provides improvements to infrastructure, landscaping, lighting and additional employment opportunities.

6. *Safety and efficiency of vehicle and pedestrian circulation;*

Access would continue to be gained via two curbs located Rainier Ave S of which one is located off site on the abutting property to the north. As a condition of approval, staff recommends the applicant be required to obtain an access easement on the abutting property to the north prior to building permit approval or revise the site plan with alternative circulation meeting the standards outlined in the Renton Municipal Code. Vehicle circulation would be improved on the interior of the site as a result of the proposal and access would be consolidated with the property to the north. The site development would include 27 parking stalls (2 ADA accessible, 6 compact and 19 standards stalls) within the surface lot, which comply with the parking requirements for the proposed use. The applicant has proposed 90 degree head-in parking using a two way circulation pattern and has an aisle width of 24 feet which complies with the aisle width standards of the code.

7. *Provision of adequate light and glare;*

The proposed building is designed appropriately to allow adequate light and air circulation to the building and the site. The design of the building will not result in excessive shading of the property. In addition, there is ample area surrounding the building to provide normal airflow. A lighting plan was not submitted with the application materials. As a condition of Site Plan Approval the applicant shall provide a site lighting plan that will provide adequate lighting for public safety without casting excessive glare on adjacent properties at the time of building permit review.

8. *Mitigation of noise, odors and other harmful or unhealthy conditions;*

The proposed development is not anticipated to generate any harmful or unhealthy conditions. There would be noise impacts of increased traffic and activity that are normally associated with a retail development.

9. *Availability of public services and facilities to accommodate the proposed use;*

Fire and Police Department staff has indicated that existing facilities are adequate to accommodate the subject proposal, subject to the applicant's payment of the necessary impact fees. As imposed by the Environmental Review Committee, the applicant will be required to pay a Fire and Traffic Mitigation Fee prior to the issuance of building permits.

The site is served by the City of Renton for all utilities. There is an existing 6-inch cast water iron main within the frontage of the property which is connected to a 12-inch main on the east side of Rainier Ave S. There is an 8-inch sanitary sewer main in an easement rubbing across the property.

10. *Prevention of neighborhood deterioration and blight;*

No deterioration or blight is expected to occur as a result of this proposal as long as development standards are maintained. The development would be compatible with the existing neighborhood.

11. *Review of Compliance to District D Design Guidelines;*

The site is located within Design District 'D'. The proposed project must meet the intent of the Design Regulations where the regulations are applicable. As demonstrated in the table below the proposal meets the intent of the Design Regulations on the basis of individual merit if all conditions of approval are met.

A. SITE DESIGN AND BUILDING LOCATION:

Intent: To ensure that buildings are located in relation to streets and other buildings so that the Vision of the City of Renton can be realized for a high-density urban environment; so that businesses enjoy visibility from public rights-of-way; and to encourage pedestrian activity throughout the district.

1. Site Design and Street Pattern: Intent: To ensure that the City of Renton Vision can be realized within the Urban Center Districts; plan districts that are organized for efficiency while maintaining flexibility for future development at high urban densities and intensities of use; create and maintain a safe, convenient network of streets of varying dimensions for vehicle circulation; and provide service to businesses.	
N/A	Minimum Standard: Provide a network of public and/or private local streets in addition to public arterials.
N/A	Minimum Standard: Maintain a hierarchy of streets to provide organized circulation that promotes use by multiple transportation modes and to avoid overburdening the roadway system. The hierarchy shall consist of (from greatest in size to smallest): (a) High Visibility Street. A highly visible arterial street that warrants special design treatment to improve its appearance and maintain its transportation function. (b) Arterial Street. A street classified as a principal arterial on the City's Arterial Street Plan. (c) Pedestrian-Oriented Streets. Streets that are intended to feature a concentration of pedestrian activity. Such streets feature slow moving traffic, narrow travel lanes, on-street parking, and wide sidewalks. (d) Internal or local roads (public or private).
2. Building Location and Orientation: Intent: To ensure visibility of businesses; establish active, lively uses along sidewalks and pedestrian pathways; organize buildings in such a way that pedestrian use of the district is facilitated; encourage siting of structures so that natural light and solar access are available to other structures and open space; enhance the visual character and definition of streets within the district; provide an appropriate transition between buildings, parking areas, and other land uses and the street; and increase privacy for residential uses located near the street.	
✓	Minimum Standard: Orient buildings to the street with clear connections to the sidewalk.
Not Compliant	Minimum Standard: The front entry of a building shall not be oriented to a drive aisle, but instead a public or private street or landscaped pedestrian-only courtyard. Staff Comment: <i>There are no entrances proposed on the façade facing the street, nor is there a prominent entrance visible from the street. Therefore the front entry of the building is not oriented to the street. See condition below under Building Entries.</i>
3. Building Entries: Intent: To make building entrances convenient to locate and easy to access, and ensure that building entries further the pedestrian nature of the fronting sidewalk and the urban character of the district.	
Not Compliant	Minimum Standard: A primary entrance of each building shall be located on the facade facing a street, shall be prominent, visible from the street, connected by a walkway to the public sidewalk, and include human-scale elements. Staff Comment: <i>There are no entrances proposed on the façade facing the street nor is there a prominent entrance visible from the street. As a condition of approval the applicant shall be required to include a prominent entrance along the eastern elevation that faces the street. The primary building entrance should be made visibly prominent by incorporating a minimum of one of the following architectural features: (1) Recess; (2) Overhang; (3) Canopy; (4) Portico. The revised elevations shall be submitted to and approved by the Current Planning Project Manager prior to building permit approval. The applicant is highly encouraged to provide a recessed entrance along the eastern façade in order to maintain the same building footprint and also provide additional modulation and visual interest along the streetscape.</i>
N/A	Minimum Standard: Multiple buildings on the same site shall provide a continuous network of pedestrian paths and open spaces that incorporate landscaping to provide a directed view to building entries.
N/A	Minimum Standard: Ground floor units shall be directly accessible from the street or an open space such as a courtyard or garden that is accessible from the street.
Not Compliant	Minimum Standard: Secondary access (not fronting on a street) shall have weather protection at least 4-1/2 feet wide over the entrance or other similar indicator of access. Staff Comment: <i>The applicant has proposed entrances to the building on the north and south sides of the aluminum storefront window system that are not proposed to be weather protected. However the applicant may opt to remove the proposed entrances after the condition of approval, for a prominent entrance along the eastern elevation, is complied with.</i>

	As a condition of approval, the applicant shall provide weather protection at 4-1/2 feet wide over any customer entrances not facing Rainier Ave S. Weather protection shall be depicted on revised elevations that are subject to approval by the Current Planning Project Manager prior to building permit approval.
✓	Minimum Standard: Pedestrian access shall be provided to the building from property edges, adjacent lots, abutting street intersections, crosswalks, and transit stops.
4. Transition to Surrounding Development: Intent: To shape redevelopment projects so that the character and value of Renton's long-established, existing neighborhoods are preserved.	
✓	Minimum Standard: Careful siting and design treatment are necessary to achieve a compatible transition where new buildings differ from surrounding development in terms of building height, bulk and scale. At least one of the following design elements shall be considered to promote a transition to surrounding uses: a. Setbacks at the side or rear of a building may be increased by the Reviewing Official in order to reduce the bulk and scale of larger buildings and so that sunlight reaches adjacent yards; b. Building proportions, including step-backs on upper levels; c. Building articulation to divide a larger architectural element into smaller increments; or d. Roof lines, roof pitches, and roof shapes designed to reduce apparent bulk and transition with existing development.
5. Service Element Location and Design: Intent: To reduce the potential negative impacts of service elements (i.e., waste receptacles, loading docks) by locating service and loading areas away from high-volume pedestrian areas, and screening them from view in high visibility areas.	
✓	Minimum Standard: Service elements shall be located and designed to minimize the impacts on the pedestrian environment and adjacent uses. Service elements shall be concentrated and located where they are accessible to service vehicles and convenient for tenant use (see illustration, RMC 4-3-100E7e).
Not Compliant	Minimum Standard: Garbage, recycling collection, and utility areas shall be enclosed, consistent with RMC 4-4-090, Refuse and Recyclables Standards, and RMC 4-4-095, Screening and Storage Height/Location Limitations. Staff Comment: Elevations for the refuse and recycle enclosure were not provided with the site plan application. As a condition of approval the applicant shall submit elevations for the refuse and recyclable enclosure. Elevations shall be submitted to and approved by the Current Planning Project Manager prior to building permit approval. Elevations shall include a roof, screening around the perimeter of the wall and have self-closing doors. Chain link, plastic or wire fencing is prohibited.
Not Compliant	Minimum Standard: In addition to standard enclosure requirements, garbage, recycling collection, and utility areas shall be enclosed on all sides, including the roof and screened around their perimeter by a wall or fence and have self-closing doors. Staff Comment: See condition above.
Not Compliant	Minimum Standard: The use of chain link, plastic, or wire fencing is prohibited. Staff Comment: See condition above.
✓	Minimum Standard: If the service area is adjacent to a street, pathway, or pedestrian-oriented space, a landscaped planting strip, minimum 3 feet wide, shall be located on 3 sides of such facility.
6. Gateways: Not Applicable	
B. PARKING AND VEHICULAR ACCESS:	
Intent: To provide safe, convenient access to the Urban Center and the Center Village; incorporate various modes of transportation, including public mass transit, in order to reduce traffic volumes and other impacts from vehicles; ensure sufficient parking is provided, while encouraging creativity in reducing the impacts of parking areas; allow an active pedestrian environment by maintaining contiguous street frontages, without parking lot siting along sidewalks and building facades; minimize the visual impact of parking lots; and use access streets and parking to maintain an urban edge to the district.	
1. Location of Parking:	

Intent: To maintain active pedestrian environments along streets by placing parking lots primarily in back of buildings.	
✓	Minimum Standard: No surface parking shall be located between a building and the front property line or the building and side property line on the street side of a corner lot.
2. Design of Surface Parking:	
Intent: To ensure safety of users of parking areas, convenience to businesses, and reduce the impact of parking lots wherever possible.	
Not Compliant	Minimum Standard: Parking lot lighting shall not spill onto adjacent or abutting properties. <i>Staff Comment:</i> A lighting plan was not submitted as part of the application materials, therefore staff could not verify whether or not there would be light spillover onto adjacent properties. Staff has recommended, as a condition of approval, the applicant submit a site lighting plan to be reviewed and approved by the Current Planning Project Manager prior to construction or building permit approval.
✓	Minimum Standard: All surface parking lots shall be landscaped to reduce their visual impact (see RMC 4-4-080F7, Landscape Requirements).
3. Structured Parking Garages: Not Applicable	
C. PEDESTRIAN ENVIRONMENT:	
Intent: To enhance the urban character of development in the Urban Center and the Center Village by creating pedestrian networks and by providing strong links from streets and drives to building entrances; make the pedestrian environment safer and more convenient, comfortable, and pleasant to walk between businesses, on sidewalks, to and from access points, and through parking lots; and promote the use of multi-modal and public transportation systems in order to reduce other vehicular traffic.	
1. Pathways through Parking Lots:	
Intent: To provide safe and attractive pedestrian connections to buildings, parking garages, and parking lots.	
✓	Minimum Standard: Clearly delineated pedestrian pathways and/or private streets shall be provided throughout parking areas.
N/A	Minimum Standard: Within parking areas, pedestrian pathways shall be provided perpendicular to the applicable building facade, at a maximum distance of 150 feet apart.
2. Pedestrian Circulation:	
Intent: To create a network of linkages for pedestrians to improve safety and convenience and enhance the pedestrian environment.	
N/A	Minimum Standard: Developments shall include an integrated pedestrian circulation system that connects buildings, open space, and parking areas with the adjacent street sidewalk system and adjacent properties.
✓	Minimum Standard: Sidewalks located between buildings and streets shall be raised above the level of vehicular travel.
Not Compliant	Minimum Standard: Pedestrian pathways within parking lots or parking modules shall be differentiated by material or texture from adjacent paving materials. <i>Staff Comment:</i> A materials list was not submitted as part of the application therefore staff could not verify whether or not pedestrian pathways would be differentiated by material or texture. Staff recommends, as a condition of approval, the applicant submit a materials list, noting the difference in materials for the pedestrian pathways. The list shall be submitted to and approved by the Current Planning Project Manager prior to construction or building permit approval.
✓	Minimum Standard: Sidewalks and pathways along the facades of buildings shall be of sufficient width to accommodate anticipated numbers of users. Specifically:
N/A	(a) Sidewalks and pathways along the facades of mixed use and retail buildings 100 or more feet in width (measured along the facade) shall provide sidewalks at least 12 feet in width. The walkway shall include an 8 foot minimum unobstructed walking surface and street trees (see illustration, subsection RMC-4-3-100.G4d).
✓	(b) To increase business visibility and accessibility, breaks in the tree coverage adjacent to major building entries shall be allowed.
✓	(c) For all other interior pathways, the proposed walkway shall be of sufficient width to accommodate the anticipated number of users.

✓	Minimum Standard: Locate pathways with clear sight lines to increase safety. Landscaping shall not obstruct visibility of walkway or sight lines to building entries.
	Minimum Standard: All pedestrian walkways shall provide an all-weather walking surface unless the applicant can demonstrate that the proposed surface is appropriate for the anticipated number of users and complementary to the design of the development. <i>Staff Comment:</i> See condition above.
3. Pedestrian Amenities: Intent: To create attractive spaces that unify the building and street environments and are inviting and comfortable for pedestrians; and provide publicly accessible areas that function for a variety of activities, at all times of the year, and under typical seasonal weather conditions.	
✓	Minimum Standard: Provide pedestrian overhead weather protection in the form of awnings, marquees, canopies, or building overhangs. These elements shall be a minimum of 4-1/2 feet wide along at least 75 percent of the length of the building facade, a maximum height of 15 feet above the ground elevation, and no lower than 8 feet above ground level.
N/A	Minimum Standard: Site furniture provided in public spaces shall be made of durable, vandal- and weather-resistant materials that do not retain rainwater and can be reasonably maintained over an extended period of time.
N/A	Minimum Standard: Site furniture and amenities shall not impede or block pedestrian access to public spaces or building entrances.
D. LANDSCAPING/RECREATION AREAS/COMMON OPEN SPACE:	
Intent: To provide visual relief in areas of expansive paving or structures; define logical areas of pedestrian and vehicular circulation; and add to the aesthetic enjoyment of the area by the community. To have areas suitable for both passive and active recreation by residents, workers, and visitors; provide these areas in sufficient amounts and in safe and convenient locations; and provide the opportunity for community gathering in places centrally located and designed to encourage such activity.	
1. Landscaping: Intent: Landscaping is intended to reinforce the architecture or concept of the area; provide visual and climatic relief in areas of expansive paving or structures; channelize and define logical areas of pedestrian and vehicular circulation; and add to the aesthetic enjoyment of the area by the community.	
✓	Minimum Standard: All pervious areas shall be landscaped (see RMC 4-4-070, Landscaping).
✓	Minimum Standard: Street trees are required and shall be located between the curb edge and building, as determined by the City of Renton.
Not Compliant	Minimum Standard: On designated pedestrian-oriented streets, street trees shall be installed with tree grates. For all other streets, street tree treatment shall be as determined by the City of Renton (see illustration, subsection RMC 4-3-100.H3a). <i>Staff Comment:</i> There are three trees located along the frontage of the site which are proposed to be retained. The applicant is not proposing additional trees along the frontage of the site. There are also pending plans for street improvements, which include the planting of street trees, along Rainier Ave S. As a result, the applicant is not required to comply with the standards for tree grates and will work with the City separately for improvements within the right-of-way.
✓	Minimum Standard: The proposed landscaping shall be consistent with the design intent and program of the building, the site, and use.
Not Compliant	Minimum Standard: The landscape plan shall demonstrate how the proposed landscaping, through the use of plant material and nonvegetative elements, reinforces the architecture or concept of the development. <i>Staff Comment:</i> The landscape plan submitted by the applicant includes a planting plan, the proposed tree species largely consist of maple, crabapple, and cypress trees. Groundcover would consist of kinnickinnick, ryegrass and fescue. Very little to no shrubbery was proposed on site. Additional landscaping elements are required to be included in the landscape plan in order to reinforce the architecture of the structure and create diversity within the vegetation. Staff recommends, as a condition of approval, the applicant submit a revised landscape plan that includes native evergreen and deciduous trees, shrubs and groundcovers/perennials. Up to 50 percent of shrubs may be deciduous and shall be planted at the minimum rate of one per 20 square feet of landscaped area. Shrubs shall also be at least 12 inches tall at planting and

	have a mature height between three and four feet. The revised landscape plan shall be submitted to and approved by the Current Planning Project Manager prior to building permit approval.								
✓	Minimum Standard: Surface parking areas shall be screened by landscaping in order to reduce views of parked cars from streets (see RMC 4-4-080F7, Landscape Requirements). Such landscaping shall be at least 10 feet in width as measured from the sidewalk (see illustration, subsection RMC 4-3-100.H3b).								
✓	Minimum Standard: Trees at an average minimum rate of one tree per 30 lineal feet of street frontage. Permitted tree species are those that reach a mature height of at least 35 feet. Minimum height or caliper at planting shall be eight feet or two inch caliper (as measured four feet from the top of the root ball) respectively.								
Not Compliant	Minimum Standard: Shrubs at the minimum rate of one per 20 square feet of landscaped area. Shrubs shall be at least 12 inches tall at planting and have a mature height between three and four feet. <i>Staff Comment:</i> See condition above.								
✓	Minimum Standard: Ground cover shall be planted in sufficient quantities to provide at least 90 percent coverage of the landscaped area within three years of installation.								
Not Compliant	Minimum Standard: The applicant shall provide a maintenance assurance device, prior to occupancy, for a period of not less than three years and in sufficient amount to ensure required landscape standards have been met by the third year following installation. <i>Staff Comment:</i> Staff recommends, as a condition of approval, the applicant submit a landscape maintenance surety device for a period of no less than three years in sufficient amount as determined by the Current Planning Manager prior to temporary occupancy permit.								
✓	Minimum Standard: Surface parking with more than 14 stalls shall be landscaped as follows: (1) Required Amount: <table border="1"> <thead> <tr> <th>Total Number of Spaces</th><th>Minimum Required Landscape Area*</th></tr> </thead> <tbody> <tr> <td>15 to 50</td><td>15 square feet/parking space</td></tr> <tr> <td>51 to 99</td><td>25 square feet/parking space</td></tr> <tr> <td>100 or more</td><td>35 square feet/parking space</td></tr> </tbody> </table>	Total Number of Spaces	Minimum Required Landscape Area*	15 to 50	15 square feet/parking space	51 to 99	25 square feet/parking space	100 or more	35 square feet/parking space
Total Number of Spaces	Minimum Required Landscape Area*								
15 to 50	15 square feet/parking space								
51 to 99	25 square feet/parking space								
100 or more	35 square feet/parking space								
Not Compliant	(2) Provide trees, shrubs, and ground cover in the required interior parking lot landscape areas. <i>Staff Comment:</i> See condition above.								
✓	(3) Plant at least one tree for every six parking spaces. Permitted tree species are those that reach a mature height of at least 35 feet. Minimum height or caliper at planting shall be eight feet or two inch caliper (as measured four feet from the top of the root ball) respectively.								
Not Compliant	(4) Up to 50 percent of shrubs may be deciduous. <i>Staff Comment:</i> See condition above.								
✓	(5) Select and plant ground cover so as to provide 90 percent coverage within three years of planting; provided, that mulch is applied until plant coverage is complete.								
✓	(6) Do not locate a parking stall more than 50 feet from a landscape area.								
✓	Minimum Standard: Regular maintenance shall be provided to ensure that plant materials are kept healthy and that dead or dying plant materials are replaced.								
Not Compliant	Minimum Standard: Underground, automatic irrigation systems are required in all landscape areas. <i>Staff Comment:</i> An irrigation plan was not submitted as part of the application. Therefore staff recommends, as a condition of approval, the applicant submit an irrigation plan to and be approved by the Current Planning Project Manager prior to construction or building permit approval.								
2. Recreation Areas and Common Open Space: Not Applicable									
E. BUILDING ARCHITECTURAL DESIGN:									
Intent: To encourage building design that is unique and urban in character, comfortable on a human scale, and									

uses appropriate building materials that are suitable for the Pacific Northwest climate. To discourage franchise retail architecture.	
1. Building Character and Massing:	
Intent: To ensure that buildings are not bland and visually appear to be at a human scale; and ensure that all sides of a building, that can be seen by the public, are visually interesting.	
Not Compliant	<p>Minimum Standard: All building facades shall include modulation or articulation at intervals of no more than forty feet (40').</p> <p>Staff Comment: There is a 60-foot red aluminum storefront window system located at the center of the 95-foot wide eastern façade which modulates back 7 feet for the remainder of the facade. There is no modulation proposed on any of the other facades. Metal trellis work is proposed on the north and southern facades. Building facades should be modulated and/or articulated with architectural elements to reduce the apparent size of new buildings, break up long blank walls, add visual interest, and enhance the character of the structure. Alternative methods to mass the building such as angled or curved facade elements, off-set planes, wing walls, and terracing will be considered for the façade facing the street in order to modify the standard for modulation. Therefore staff recommends as a condition of approval that the applicant submit revised elevations that depict alternative methods to mass the proposed building such as angled or curved facade elements, off-set planes, wing walls, and/or terracing for the eastern elevation. Revised elevations shall be submitted to and approved by the Current Planning Project Manager prior to building permit approval. The applicant is highly encouraged to provide a recessed entrance along the eastern façade in order to maintain the same building footprint and also provide additional modulation and visual interest along the streetscape.</p>
2. Ground-Level Details:	
Intent: To ensure that buildings are visually interesting and reinforce the intended human-scale character of the pedestrian environment; and ensure that all sides of a building within near or distant public view have visual interest.	
✓	<p>Minimum Standard: Untreated blank walls visible from public streets, sidewalks, or interior pedestrian pathways are prohibited. A wall (including building facades and retaining walls) is considered a blank wall if:</p> <ul style="list-style-type: none"> (a) It is a ground floor wall or portion of a ground floor wall over six feet in height, has a horizontal length greater than 15 feet, and does not include a window, door, building modulation or other architectural detailing; or (b) Any portion of a ground floor wall having a surface area of 400 square feet or greater and does not include a window, door, building modulation or other architectural detailing.
Not Compliant	<p>Minimum Standard: Where blank walls are required or unavoidable, blank walls shall be treated with one or more of the following:</p> <ul style="list-style-type: none"> (a) A planting bed at least five feet in width containing trees, shrubs, evergreen ground cover, or vines adjacent to the blank wall; (b) Trellis or other vine supports with evergreen climbing vines; (c) Architectural detailing such as reveals, contrasting materials, or other special detailing that meets the intent of this standard; (d) Artwork, such as bas-relief sculpture, mural, or similar; or (e) Seating area with special paving and seasonal planting. <p>Staff Comment: The applicant has proposed metal trellis work on the northern and southern elevations; however evergreen climbing vines were not incorporated. Staff recommends as a condition of approval that the applicant include evergreen climbing vines within each metal trellis on the northern and southern elevations. The revised elevations and landscape plan shall be submitted to and approved by the Current Planning Project Manager prior to building permit approval.</p>
N/A	Minimum Standard: Treatment of blank walls shall be proportional to the wall.
Not Compliant	<p>Minimum Standard: Provide human-scaled elements such as a lighting fixture, trellis, or other landscape feature along the facade's ground floor.</p> <p>Staff Comment: See condition above.</p>
Not Compliant	Minimum Standard: Facades on designated pedestrian-oriented streets shall have at least 75

	percent of the linear frontage of the ground floor facade (as measured on a true elevation facing the designated pedestrian-oriented street) comprised of transparent windows and/or doors. <i>Staff Comment: See condition above under Building Entries.</i>
	Minimum Standard: Other facade window requirements include the following:
Not Compliant	(a) Building facades must have clear windows with visibility into and out of the building. However, screening may be applied to provide shade and energy efficiency. The minimum amount of light transmittance for windows shall be 50percent. <i>Staff Comment: It is unclear if the aluminum storefront system with a red kynar finish would meet the standard above. Staff recommends, as a condition of approval, the applicant ensure visibility in and out of the building be maintained and the proposed finish for the aluminum storefront be included on the materials board to be submitted to and approved by the Current Planning Project Manager prior to building permit approval. See condition below under Building Materials.</i>
✓	(b) Display windows shall be designed for frequent change of merchandise, rather than permanent displays.
✓	(c) Where windows or storefronts occur, they must principally contain clear glazing.
✓	(d) Tinted and dark glass, highly reflective (mirror-type) glass and film are prohibited.
3. Building Roof Lines:	
Intent: To ensure that roof forms provide distinctive profiles and interest consistent with an urban project and contribute to the visual continuity of the district.	
✓	Minimum Standard: Buildings shall use at least one of the following elements to create varied and interesting roof profiles: (a) Extended parapets; (b) Feature elements projecting above parapets; (c) Projected cornices; (d) Pitched or sloped roofs.
✓	Minimum Standard: Locate and screen roof-mounted mechanical equipment so that the equipment is not visible within 150 feet of the structure when viewed from ground level.
✓	Minimum Standard: Screening features shall blend with the architectural character of the building, consistent with RMC 4-4-095E, Roof-Top Equipment.
Not Compliant	Minimum Standard: Match color of roof-mounted mechanical equipment to color of exposed portions of the roof to minimize visual impacts when equipment is visible from higher elevations. <i>Staff Comment: Staff recommends, as a condition of approval, the applicant match the color of the roof-mounted mechanical equipment to the color of exposed portions of the roof.</i>
4. Building Materials:	
Intent: To ensure high standards of quality and effective maintenance over time; encourage the use of materials that reduce the visual bulk of large buildings; and encourage the use of materials that add visual interest to the neighborhood.	
Not Compliant	Minimum Standard: All sides of buildings visible from a street, pathway, parking area, or open space shall be finished on all sides with the same building materials, detailing, and color scheme, or if different, with materials of the same quality. <i>Staff Comment: In order to ensure that quality materials are used staff recommends the applicant submit a materials board subject to the approval of the Current Planning Project Manager prior to building permit approval.</i>
Not Compliant	Minimum Standard: Materials, individually or in combination, shall have an attractive texture, pattern, and quality of detailing for all visible facades. <i>Staff Comment: See comments above.</i>
Not Compliant	Minimum Standard: Materials shall be durable, high quality, and reasonably maintained. <i>Staff Comment: See Condition above.</i>
Not Compliant	Minimum Standard: Buildings shall employ material variations such as colors, brick or metal banding, patterns, or textural changes. <i>Staff Comment: See comments above.</i>

F. SIGNAGE:	
Intent: To provide a means of identifying and advertising businesses; provide directional assistance; encourage signs that are both clear and of appropriate scale for the project; encourage quality signage that contributes to the character of the Urban Center and the Center Village; and create color and interest.	
✓	Minimum Standard: Signage shall be an integral part of the design approach to the building.
✓	Minimum Standard: Corporate logos and signs shall be sized appropriately for their location.
✓	Minimum Standard: Prohibited signs include: i. Pole signs; ii. Roof signs; iii. Back-lit signs with letters or graphics on a plastic sheet (can signs or illuminated cabinet signs). Exceptions: Back-lit logo signs less than ten (10) square feet are permitted as are signs with only the individual letters back-lit.
N/A	Minimum Standard: In mixed use and multi-use buildings, signage shall be coordinated with the overall building design.
N/A	Minimum Standard: Freestanding ground-related monument signs, with the exception of primary entry signs, shall be limited to five feet above finished grade, including support structure. All such signs shall include decorative landscaping (ground cover and/or shrubs) to provide seasonal interest in the area surrounding the sign. Alternately, signage may incorporate stone, brick, or other decorative materials as approved by the Director.
N/A	Minimum Standard: Entry signs shall be limited to the name of the larger development.
G. LIGHTING:	
Intent: To ensure safety and security; provide adequate lighting levels in pedestrian areas such as plazas, pedestrian walkways, parking areas, building entries, and other public places; and increase the visual attractiveness of the area at all times of the day and night.	
Not Compliant	Minimum Standard: Lighting shall conform to on-site exterior lighting regulations located in RMC 4-4-075, Lighting, Exterior On-Site. <i>Staff Comment:</i> Staff recommended, as a condition of Approval, the applicant be required to provide a lighting plan that adequately provides for public safety without casting excessive glare on adjacent properties at the time of building permit review. Pedestrian scale and downlighting shall be used in all cases to assure safe pedestrian and vehicular movement, unless alternative pedestrian scale lighting has been approved administratively or is specifically listed as exempt from provisions located in RMC 4-4-075 Lighting, Exterior On-Site.
Not Compliant	Minimum Standard: Lighting shall be provided on-site to increase security, but shall not be allowed to directly project off-site. <i>Staff Comment:</i> See Condition above
Not Compliant	Minimum Standard: Pedestrian-scale lighting shall be provided, for both safety and aesthetics, along all streets, at primary and secondary building entrances, at building facades, and at pedestrian-oriented spaces. <i>Staff Comment:</i> See Condition above

C. Findings

Having reviewed the written record in the matter, the City now enters the following:

1. **Request:** The Applicant has requested Administrative Site Plan Approval and Environmental Review for AutoZone, LUA 10-004, SA-A, ECF.
2. **Environmental Review:** The City's Environmental Review Committee (ERC) has reviewed the proposal and issued a Determination of Non-Significance-Mitigated (DNS-M) and imposed four mitigation measures.
3. **Site Plan Review:** The applicant's Site Plan Review application complies with the requirements for information necessary for site plan review. The applicant's plans are attached to this report.
4. **Comprehensive Plan:** The subject site is designated Commercial Corridor (CC) which permits retail uses.

5. **Zoning:** The site is zoned Commercial Arterial (CA). Retail uses are outright allowed in the CA zone.

D. Conclusions

1. The subject project complies with the policies and codes of the City of Renton, provided all advisory notes and conditions of approval contained in this Report and Decision are complied with.
2. The subject project complies with the Commercial Corridor Comprehensive Plan designation and the Commercial Arterial zoning designation.
3. The City's Environmental Review Committee (ERC) has reviewed the proposal and issued a determination of non-significance-mitigated (DNS-M) and imposed four mitigation measures.

E. Decision

The proposed site plan for AutoZone, File No. LUA10-004, ECF, SA-A is **approved** subject to the following conditions:

1. The applicant shall comply with the four mitigation measures issued as part of the Determination of Non-Significance Mitigated, dated March 1, 2010.
2. The applicant shall be required to record a Lot Line Adjustment reflecting the property's lot lines as depicted on Exhibit 2 prior to building permit approval. As an alternative the applicant may submit a modification to the approved Site Plan which reflects the surveyed lot lines, at the time of building permit, as long as all development standards of the CA zone can be met.
3. The applicant shall be required to obtain an access easement on the abutting property to the north prior to building permit approval or revise the site plan with alternative circulation meeting the standards outlined in the Renton Municipal Code.
4. The applicant shall provide a site lighting plan that provides adequate lighting for public safety without casting excessive glare on adjacent properties at the time of building permit review.
5. The applicant shall include a prominent entrance along the eastern elevation that faces the street. The primary building entrance should be made visibly prominent by incorporating a minimum of one of the following architectural features: (1) Recess; (2) Overhang; (3) Canopy; (4) Portico. The revised elevations shall be submitted to and approved by the Current Planning Project Manager prior to building permit approval. The applicant is highly encouraged to provide a recessed entrance along the eastern façade in order to maintain the same building footprint and also provide additional modulation and visual interest along the streetscape.
6. The applicant shall provide weather protection at 4-1/2 feet wide over any customer entrances not facing Rainier Ave S. Weather protection shall be depicted on revised elevations that are subject to approval by the Current Planning Project Manager.
7. The applicant shall submit elevations for the refuse and recyclable enclosure. Elevations shall be submitted to and approved by the Current Planning Project Manager prior to building permit approval. Elevations shall include a roof, screening around the perimeter of the wall and have self-closing doors. Chain link, plastic or wire fencing is prohibited.
8. The applicant shall submit a materials list, noting the difference in materials for the pedestrian pathways. The list shall be submitted to and approved by the Current Planning Project Manager prior to construction or building permit approval.
9. The applicant shall submit a revised landscape plan that includes native evergreen and deciduous trees, shrubs and groundcovers/perennials. Up to 50 percent of shrubs may be deciduous and shall be

planted at the minimum rate of one per 20 square feet of landscaped area. Shrubs shall also be at least 12 inches tall at planting and have a mature height between three and four feet. The revised landscape plan shall be submitted to and approved by the Current Planning Project Manager prior to building permit approval.

10. The applicant shall submit a landscape maintenance surety device for a period of no less than three years in sufficient amount as determined by the Current Planning Manager prior to temporary.
11. The applicant shall submit an irrigation plan to and be approved by the Current Planning Project Manager prior to construction permit approval.
12. The applicant shall submit revised elevations that depict alternative methods to mass the proposed building such as angled or curved facade elements, off-set planes, wing walls, and/or terracing for the eastern elevation. Revised elevations shall be submitted to and approved by the Current Planning Project Manager prior to building permit approval. The applicant is highly encouraged to provide a recessed entrance along the eastern façade in order to maintain the same building footprint and also provide additional modulation and visual interest along the streetscape.
13. The applicant shall include evergreen climbing vines within each metal trellis on the northern and southern elevations. The revised elevations and landscape plan shall be submitted to and approved by the Current Planning Project Manager prior to building permit approval.
14. The applicant shall ensure visibility in and out of the building be maintained and the proposed finish for the aluminum storefront be included on the materials board to be submitted to and approved by the Current Planning Project Manager prior to building permit approval.
15. The applicant shall match the color of the roof-mounted mechanical equipment to the color of exposed portions of the roof.
16. The applicant shall submit a materials board subject to the approval of the Current Planning Project Manager prior to building permit approval.

[Signature on file]

C.E. "Chip" Vincent, Planning Director

Date

TRANSMITTED this 5th day of March 2010 to the Contact/Applicant/Owner:

Contact/Applicant:

Travest Story

Petra Engineering, LLC

2602 N Proctor – Ste. 205 Tacoma,

WA 98407

Owner:

Brian O'Farrell

O'Farrell Properties LLC

PO Box 7603

Covington, WA 98042

TRANSMITTED this 5th day of March 2010 to the Parties of Record:

Gretchen Kaehler
Department of Archaeology and
Historic Preservation
PO Box 48343
Olympia, Washington 98504-8343

Nate Dolejsi
21 Armour Street
Seattle, WA 98109

Dorothy Meyer
146 SE 167th Street
Kent, WA 98042

TRANSMITTED this 5th day of March 2010 to the following:

Neil Watts, Development Services Director
Larry Meckling, Building Official
Kayren Kittrick, Development Services
Jennifer Henning, Current Planning
Fire Marshal
Renton Reporter

Land Use Action Appeals, Request for Reconsideration, & Expiration

The Environmental Determination and the Administrative Site Development Plan Review decisions will become final if the decisions are not appealed within 14 days of the decision date.

Environmental Determination Appeal: Appeals of the environmental determination must be filed in writing to the Hearing Examiner on or before 5:00 p.m., March 19, 2010.

Administrative Site Development Plan Approval Appeal: Appeals of the administrative site development plan review decision must be filed in writing to the Hearing Examiner on or before 5:00 p.m. on March 19, 2010.

APPEALS: An appeal of the decision(s) must be filed within the 14-day appeal period (RCW 43.21.C.075(3); WAC 197-11-680). Renton Municipal Code Section 4-8-110.B governs appeals to the Hearing Examiner. Appeals must be filed in writing together with the \$75.00 application fee to Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Additional information regarding the appeal process may be obtained from the City Clerk's Office, Renton City Hall - 7th Floor, (425) 430-6510.

RECONSIDERATION: Within 14 days of the decision date, any party may request that a decision on a short plat be reopened by the Administrator (Decision-maker). The Administrator (Decision-maker) may modify his decision if material evidence not readily discoverable prior to the original decision is found or if he finds there was misrepresentation of fact. After review of the reconsideration request, if the Administrator (Decision-maker) finds sufficient evidence to amend the original decision, there will be no further extension of the appeal period. Any person wishing to take further action must file a formal appeal within the 14-day appeal timeframe.

EXPIRATION: The Administrative Site Development Plan Review decision will expire two (2) years from the date of decision. A single two (2) year extension may be requested pursuant to RMC 4-9-200L.2.

THE APPEARANCE OF FAIRNESS DOCTRINE: provides that no ex parte (private one-on-one) communications may occur concerning the land use decision. The Doctrine applies not only to the initial decision, but to Appeals to the Hearing Examiner as well. All communications after the decision/approval date must be made in writing through the Hearing Examiner. All communications are public record and this permits all interested parties to know the contents of the communication and would allow them to openly rebut the evidence in writing. Any violation of this doctrine could result in the invalidation of the appeal by the Court.

ADVISORY NOTES TO APPLICANT

The following notes are supplemental information provided in conjunction with the administrative land use action. Because these notes are provided as information only, they are not subject to the appeal process for the land use actions.

Planning:

1. RMC section 4-4-030.C.2 limits haul hours between 8:30 am to 3:30 pm, Monday through Friday unless otherwise approved by the

Development Services Division. The Development Services Division reserves the right to rescind the approved extended haul hours at any time if complaints are received.

2. Within thirty (30) days of completion of grading work, the applicant shall hydroseed or plant an appropriate ground cover over any portion of the site that is graded or cleared of vegetation and where no further construction work will occur within ninety (90) days. Alternative measures such as mulch, sodding, or plastic covering as specified in the current King County Surface Water Management Design Manual as adopted by the City of Renton may be proposed between the dates of November 1st and March 31st of each year. The Development Services Division's approval of this work is required prior to final inspection and approval of the permit.
3. Commercial, multi-family, new single-family and other nonresidential construction activities shall be restricted to the hours between seven o'clock (7:00) a.m. and eight o'clock (8:00) p.m., Monday through Friday. Work on Saturdays shall be restricted to the hours between nine o'clock (9:00) a.m. and eight o'clock (8:00) p.m. No work shall be permitted on Sundays.
4. All landscaping shall be irrigated by an approved irrigation system prior to final occupancy permits

Water:

1. Water system development fees will apply if applicant adds a new water meter or increases the size of the existing domestic, fire line, or irrigation meter.
2. A water extension and installation sufficient to provide fire flow and domestic service is required.

Sewer:

1. Sewer system development fees will apply if applicant adds a water meter or increases size of the existing domestic, fire, or irrigation meter.

Surface Water:

1. Design shall be in accordance with the 2005 KCSWM.
2. The Surface Water SDC fee is \$0.405 per square foot of new impervious area but not less than \$1,012. This fee is collected at the time a construction or utility permit is issued, prior or concurrent to the issuance of the building permit.

Transportation:

1. A Traffic Mitigation Fee of \$75.00 per additional Average Daily Trip shall be assessed. (ITE 8th Addition, (843) 61.91/1000 sq ft) with an 8% pass-by credit. The fee is calculated based on the final design square footage but as shown will be \$31,184.25 payable with the building permit.
2. Additional right-of-way may be needed for the Rainier Avenue S proposed improvements but will be negotiated separately with the project. The design accommodates the worst case possibility.

Fire:

1. The preliminary fire flow is 2,250 gpm. Three fire hydrants are required. One within 150-feet and two within 300 feet of the buildings. Any existing fire hydrants used to satisfy the requirements shall meet current fire code including 5-inch storz fittings.
2. Approved fire sprinkler systems are required throughout the building. Separate plans and permits are required by the Fire Department. Direct outside access is required for the fire sprinkler room.
3. On site Fire Department apparatus access is no longer required due to the relocation of the building closer to Rainier Ave S
4. An electronic site plan is required prior to occupancy for pre-fire planning purposes.

General :

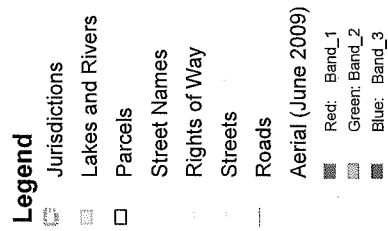
1. All required utility, drainage and street improvements will require separate plan submittals prepared according to City of Renton drafting standards by a licensed Civil Engineer.
2. All plans shall be tied to a minimum of two horizontal and vertical controls per the City's current horizontal and vertical control network.

RECEIVED



City of Renton, Washington

generated static output from an Internet mapping site and
 . Data layers that appear on this map may or may not be
 accurate, current, or otherwise reliable.
 THIS MAP IS NOT TO BE USED FOR NAVIGATION



1:793
@ 8.5" x 11"

Notes

Enter Map Description



STATE OF WASHINGTON

DEPARTMENT OF ARCHAEOLOGY & HISTORIC PRESERVATION

1063 S. Capitol Way, Suite 106 • Olympia, Washington 98501
Mailing address: PO Box 48343 • Olympia, Washington 98504-8343
(360) 586-3065 • Fax Number (360) 586-3067 • Website: www.dahp.wa.gov

February 18, 2010

Ms. Rocale Timmons
Associate Planner
City of Renton, CED
1055 South Grady Way
Renton, WA 98507

In future correspondence please refer to:

Log: 021810-27-KI

Property: LUA10-004, ECF, SA-A, Autozone Property

Re: Archaeology - Survey Requested

Dear Ms. Timmons:

We have reviewed the materials forwarded to our office for the proposed project referenced above. The area has a high potential for archaeological resources. There are five previously recorded archaeological sites within 1,800 feet of the project area. One of these sites consisted of a human burial. Historic maps show that the project area was on the historic banks of the Black River. Historic maps also depict several donation land claims and an "Indian village" in the general vicinity. The scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we request a professional archaeological survey of the project area be conducted prior to ground disturbing activities. We also recommend consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.

These comments are based on the information available at the time of this review and on behalf of the State Historic Preservation Officer. Should additional information become available, our assessment may be revised. Thank you for the opportunity to comment on this project and we look forward to receiving the survey report. Should you have any questions, please feel free to contact me at (360) 586-3088 or Gretchen.Kaehler@dahp.wa.gov.

Sincerely,

Gretchen Kaehler
Assistant State Archaeologist

CC. Laura Murphy, Muckleshoot Tribe
Cecile Hansen, Duwamish Tribe
Dennis Lewarch, THPO, Suquamish Tribe

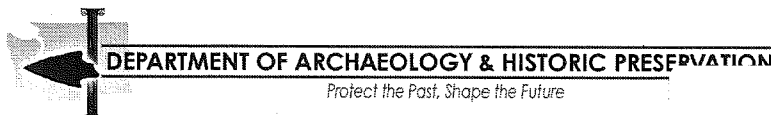


EXHIBIT 7